PLANNING AND COMMUNITY DEVELOPMENT Phone: 405-366-5433

CASE NUMBER: PD20-16

APPLICANT:

Earnest Bell

DATE:

August 6, 2020

Norman, Oklahoma 73069 • 73070

LOCATION:

2001 E. Rock Creek Road

WARD:

6

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of Rezoning for Indoor Medical Marijuana Grow

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a rezoning for the development of an indoor medical marijuana grow facility in an existing accessory building. This property is currently zoned RE, Residential Estates District, and a change of zoning will be required.

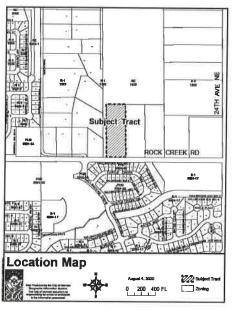
Please join us for a Pre-Development discussion of this proposal on Thursday, August 27, 2020 from 5:30 p.m. until 6:00 p.m This meeting will be held via ZOOM video conference due to the COVID-19 emergency orders and restrictions on gathering sizes currently in place. Although City Council Chambers will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current. Planning@NormanOK.gov prior to noon on August 27 and we will send you the link to access the meeting.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application.

If you have questions about the proposal, please call the contact person, Gunner Joyce, (405) 310-5274 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





U S E

Application for **Pre-Development Informational Meeting**

Case No. PD 20 - 16

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWN Earnest Bell	GR .	ADDRESS c/o Rieger Law Group PLLC, At 136 Thompson Drive Norman, OK 73069	torney for Applicant
EMAIL ADDRESS c/o Rieger Law Gr gjoyce@riegerlaw	oup group.com	NAME AND PHONE NUMBER OF CONTACT c/o Gunner Joyce, Attorney for Applic (405) 310-5274 BEST TIME TO CALL: M-F Business Ho	ant
☐ Concurrent Planning	Commission review requested and app	plication submitted with this application.	
A proposal for develop	ment on a parcel of land, generally	located 2001 E. Rock Creek Road, Nor	man, OK
and containing approximately 5 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.			
The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):			
The applicant seeks to utilize an existing accessory building on the property for indoor medical			
marijuana commer	cial growing.		
771.		*	To a second
2025 Plan Amendment	will necessitate (check all that apply):	Items submitted: Deed or Legal Description	Concurrent Planning Commission Review
2023 I lan Amendment	Land Use	Radius Map	Requested:
	☐ Transportation	☐ Certified Ownership List	Received on:
Rezoning to	District(s)	Written description of project	8-3-2020
	District(s)	Preliminary Development Map	at /:30 a.m./pm
☐ Preliminary Plat		Greenbelt Enhancement Statement	at 1.50 a.m./p/m
☐ Norman Rural Certificate		Filing fee of \$125.00	by in
Commercial Communication Tower		Current Zoning: RE, Rosidential Estates	, , , , , , , , , , , , , , , , , , ,
		Current Plan Designation: Very Low Density Res .	



August 3, 2020

City of Norman Planning Department 201 West Gray Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

We represent the Applicant in the attached Application for a Pre-Development Information Meeting. The Applicant seeks to rezone the property located at 2001 East Rock Creek Road in order to utilize an existing accessory building for medical marijuana commercial growing activities. The Applicant is analyzing potential rezoning options at this time in order to achieve the desired use on the property, including but not limited to rezoning the parcel to A-1, General Agricultural, or PUD, Planned Unit Development. Currently, the property is zoned RE, Residential Estates.

We respectfully request that you set a Pre-Development neighborhood meeting for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours, RIEGER LAW GROUP, PLLC

> By: Gunner Joyce Attorney at Law

